

CITY OF VANCOUVERSPECIAL COUNCIL - OCTOBER 31 1978PUBLIC HEARING

A Special Meeting of the Council of the City of Vancouver was held on Tuesday, October 31, 1978, at approximately 7:45 p.m. in the Council Chambers, Third Floor, City Hall, for the purpose of holding a Public Hearing to amend the Zoning and Development By-law and the Sign By-law.

PRESENT:

Mayor Volrich
Aldermen Bellamy, Brown, Ford,
Gerard, Gibson, Harcourt,
Kennedy, Puil and Rankin.

ABSENT:

Alderman Marzari

CLERK TO THE
COUNCIL:

M. L. Cross

COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin,
SECONDED by Ald. Brown

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair, to consider proposed amendments to the Zoning and Development By-law and the Sign By-law.

- CARRIED UNANIMOUSLY

To aid the public present for the hearing, the Clerk read from the agenda that the Council had before it.

1. Central Waterfront.

An application was received from the Director of Planning as follows:

- (a) Proposed amendment to the Zoning and Development By-law to establish a new Comprehensive Development District to be known and described as "Central Waterfront District - (C.W.D.)", and to rezone various lands within the City to this new District.
- (b) Proposed establishment of an Official Development Plan relating to the "Central Waterfront District - (C.W.D.)" (in Item (a) above).
- (c) Any consequential amendments.
- (d) Proposed amendments to the Sign By-law No. 4810 to establish sign regulations for the newly established Comprehensive Development District.

Mr. R. Spaxman, Director of Planning, and Mr. H. Leung, Central Area Planning, outlined the history of the Central Waterfront Zoning and described the components of the draft Official Development Plan.

The Mayor called for speakers for or against the application and the following appeared:

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- Commissioner Ian Bain, Chairman, Vancouver Park Board, filed a brief indicating that the Board agrees with the general goals for planning the Central Waterfront. The major concern is that policy #2 re open space is too indefinite. Rather than stating approximately 32 acres of public open space should be provided and new development should strive to provide public open space equivalent to at least 40% of the development area, "should" and "should strive" should be replaced with "shall".

- Mr. J. Barratt filed a brief on behalf of the Port of Vancouver reiterating the Port's discussions with Planning Department staff that residential use of their lands will be incompatible with the working waterfront. The same would apply to the CPR/Marathon lands as the rail and ferry operations are a vital element of the port functions. The National Harbours Board recommends adoption of the Central Waterfront Development Plan subject to an appropriate amendment eliminating residential use within the overall area covered by the Official Development Plan.

- Mr. S. Rasekh presented a brief on behalf of the Central Waterfront Planning Study Group of the A.I.B.C. Housing Committee in support of the concerns and aims of the Planning Department in respect to the introduction of housing in the Central Waterfront area.

- Mr. D. Murray submitted a brief on behalf of Marathon Realty stating that it is their opinion that the By-law in its present form is incapable of being implemented unless public funding is available to underwrite the development. Mr. Murray suggested that residential should be an allowable use, not a mandatory use. There should be a parking ratio of at least double that allowed in the By-law as the maximum allowable ratio of one stall per 4800 sq. ft. would make leasing of office space impossible. Mr. Murray stated that there has been no detailed analysis in determining the 40% ratio for public open space. He urged Council not to approve the proposed By-law but to set up a special Waterfront Development Committee of Council to work with the major property owners to bring forward detailed workable plans on specific areas of waterfront development proposals so that in 1979 specific development proposals could be agreed which would proceed to a Public Hearing and G.V.R.D. designation with the support of the developer and which would let the public know exactly what was going to be built.

- Mr. R. Mann spoke on his own behalf and on behalf of the Board of Trade. He outlined some of the changes that had been made and incorporated into the present By-law to those in the original jointly sponsored Federal/City study. He felt the requirement for public open space was too specific. The proposals appeared to meet the concerns of the G.V.R.D. subject to further negotiations with the N.H.B. to satisfy its requirements. Mr. Mann urged that Council adopt the Director of Planning's recommendations. As Chairman of the Civic Affairs Committee of the Board of Trade, Mr. Mann noted that no strong objections have been voiced from the Board with respect to this proposed By-law.

- Mr. P. Watkinson presented a brief on behalf of the Real Estate Board of Greater Vancouver indicating that while the Board is not opposed to the introduction of residential uses the plan should be sufficiently flexible to permit developers to relate to economic determinants in arriving at a viable mix of land uses.

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- Mr. R. Carey spoke on behalf of the Community Arts Council indicating support for the rezoning application and stating that the C.A.C. would like to see maximum open space and safe pedestrian access to the Waterfront.

- Mr. A. Poetcker presented a brief on behalf of Project 200 Properties Limited outlining concerns with respect to the construction of platforms over the tracks in sub area 3 for the development of commercial/residential. He stated the relatively high residential component in this sub area would diminish the commercial use which is the only use that has any probability of succeeding in this area. Mr. Poetcker stated Project 200 Properties Limited cannot see any merit in approving the By-law which sets out restrictive guidelines on the form and content of future developments. They suggested that the zoning be left in its present form until specific development proposals are forthcoming.

- Dr. S. Pendakur indicated that there had been no discussion with respect to the kind of housing that would be developed on the Waterfront. He felt there should not be 100% market housing. He suggested that Council adopt the policies in principal and request the Director of Planning to report back with clear definitions on parking, housing and open space.

- Mr. D. Manning stated that the waterfront lands should be reserved for uses which rely upon the water and for the citizens of Vancouver. He urged Council not to approve this application but to reserve the land for public use.

(Copies of all briefs submitted are on file in the City Clerk's office).

MOVED by Alderman Harcourt

THAT the applications of the Director of Planning, as set out above, be approved.

- (amended)

MOVED by Alderman Rankin, in amendment

THAT institutional uses be deleted from the draft By-law.

LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Harcourt, Kennedy, Puil and the Mayor opposed.)

MOVED by Alderman Rankin, in amendment

THAT residential uses be deleted from the draft By-law and the Director of Planning be instructed to report back on resultant consequential amendments to the Official Development Plan.

CARRIED

(Aldermen Brown, Ford, Gibson, and Harcourt opposed).

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MOVED by Alderman Harcourt

THAT the applications of the Director of Planning, as amended this day, be approved.

CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Alderman Harcourt,

THAT the Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

MOVED by Alderman Harcourt,
SECONDED by Alderman Rankin,

THAT the report of the Committee of the Whole be adopted and the Director of Legal Services be instructed to prepare and bring in the necessary amendments to the Zoning and Development and Sign By-laws.

CARRIED UNANIMOUSLY

The Council adjourned at approximately 10.10 p.m.

The foregoing are Minutes of the Special Council Meeting (Public Hearing) of October 31, 1978, adopted on November 7, 1978.



MAYOR



CITY CLERK